# Blankingship<sup>‡</sup>Keith<sup>p</sup>

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JEREMY B. ROOT
CHIDI L. JAMES
DANJEL E. ORTIZ
ELIZABETH VOYATZIS

January 5, 2006

Members of the Planning Commission of Fairfax County 12000 Government Center Parkway Suite 330 Fairfax, Virginia 22035

Attention: Henri Stein McCartney; FAX: 703-324-3948

Re: APR 05-IV-6S

### Ladies and Gentlemen:

On September 21, 2005, Perry Ives, Vice President of SunTrust Bank, Trustee of the Estate of Clarence J. Robinson, submitted a nomination to amend that portion of the Comprehensive Plan which addresses Land Unit G of the I-95 Corridor Industrial Area, Area IV. Please be advised that this firm is representing the nominator in the Comprehensive Plan amendment process and that I as the nominator's counsel/agent would appreciate receiving all correspondence from the County regarding the above referenced nomination. My e-mail address is shall@bklawva.com.

The nomination referred to seven (7) parcels with an aggregate area of 117.79 acres. Title to all of these parcels is held by SunTrust Bank as Trustee of the Estate of Clarence Robinson. The nomination unintentionally deleted reference to a small eighth parcel – TM 108-Robinson. The nomination unintentionally deleted reference to a small eighth parcel – TM 108-1((11))-4 – which is located within TM 108-1((12))-6. (This small property was included in the area outlined on the Zoning Map submitted with the nomination.) It is owned by the Board of Supervisors of Fairfax County.

Enclosed are copies of a certified letter notifying Fairfax County that TM 108-1((1))-4 has been included in the nomination and the postmarked certified receipt.

## Blankingship

January 5, 2006 Page Two

Best regards.

Yours truly,

Sand E Hall

Sarah E. Hall

SEH/taf

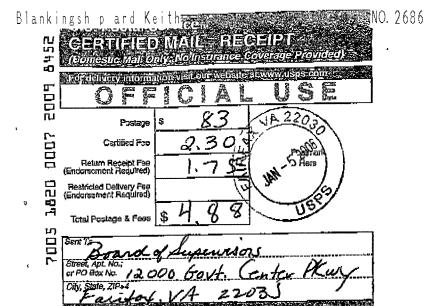
Enclosures

Supervisor Gerald Hyland, Attention: Brett Kenney (via facsimile 703-780-1491)

Meghan Van Dam (via facsimile 703-324-3056)

Perry N. Ives

Warren Nowlin, Esq.



## Blankingship

Writer's E-Mail Address: shall@bklawva.com Direct Dial: (703) 293-723 I A. HUGO BLANKINGSHIP, IR. JOHN A.C. KEITH william h. Casterline, Jr. SARAH ELIZABETH HALL PAUL B. TERPAK PETER S. EVERETT DAVID RUST CLARKE DAVID ], GOGAL ELIZABETH CHICHESTER MORROGH ROBERT J. STONEY WM. QUINTON EDBINSON JOHN E. CAPPERKY WILLIAM B. PORTER GIFFORD R. HAMPSHIRE WILLIAM L. CAREY

MARY MCGOWAN, counsel LEAM M. GARÇIA TENNIFER L REDMOND andrea D. Gemignani **TEREMY B. ROOT** CHIDI I. JAMES DANIEL E. ORTIZ ELIZABETH VOYATZIS

January 5, 2006

### VIA CERTIFIED MAIL 7005 1820 0007 2009 8452 RETURN RECEIPT REQUESTED

Board of Supervisors of Fairfax County 12000 Government Center Parkway Suite 543 Fairfax, Virginia 22035

Ladies and Gentlemen:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that Perry N. Ives, Vice President of SunTrust Bank, Trustee of the Estate of Clarence Robinson, has submitted a nomination which includes your property under the 2005-2006 South County Area Plans Review of the Comprehensive Plan Review process to the Fairfax County Planning Commission for a possible amendment of its land use designation.

Property Address:

8750 Telegraph Road

Tax Map No.

108-1((1))-4

Supervisor District:

Supervisor Gerald Hyland/Mount

Vernon District

Enclosed is a copy of the nomination package. Your property lies within Land Unit G of the I-95 Corridor Industrial Area of Area IV. Included in the package is the current Comprehensive Plan designation for that Land Unit. It provides that part of the Land Unit be developed for industrial uses, part for private recreation use, and part for public park use. The nomination seeks to amend the designation to include as an alternative office use.

Any questions or comments you have about the nomination should be directed to me at the address and phone number above. If you have any question about the Area Plans Review process, contact the Planning Commission Office at 703-324-2865 or at 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

## Blankingship Keith

January 5, 2006 Page Two

Best regards.

Yours truly,

Sand E Hall

Sarah E. Hall

SEH/taf

Enclosures

SEP. 19. 2005 5:46PM

Blankingship and Keith

NO. 9435 P. 3

### FAIRFAX COUNTY, VIRGINIA 2005 SOUTH COUNTY AREA PLANS REVIEW NOMINATION TO AMEND THE COMPREHENSIVE PLAN

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Special Area:
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TO THE PARTY OF TH
SECTION 1: NOMINATORIAGENT INFORMATION
Daysime Phone:202/879-6301
Name: Perry N. Ives Dayane Phone
Name: PETTY N. 1VE
Address: SunTrust Bank, Trust Real Estate Division
Address: SunTrust Bank, Trust Real Estate Division  1645 New York Avenue, N.W., Vashington, D.C. 20005.
1// Des York Avenue N.W. Washington, 11.1.
LACT NEW TIP STATE
Nominator E-mail Address: perry, ives & suptrust.com
Nominator E-mail Address: per 13, 22, 23
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Signature of Novahator (NGTE: There can be only one norminator per normination):
Signature of Notaminator (1907)
Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary, Each owner of a nominated
Stemana of Council's) if supplicable: (NOTE: Attach an auditorial states of the
Signature of Owner(s) if applicable. (Note that a confined letter): parcel must either sign the nomination or be sent a confined letter):
Signature of Owners I application or be sent a cartified letter):  parcel must either sign the nomination or be sent a cartified letter):  SunTrust Bank, Trustee for the Estate of Clarence J. Robinson  SunTrust Bank, Trustee for the Estate of Clarence J.
By:  Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an
Bry Vices (ACELLEN thin to that organization below or on an
A state of behalf of business entity, must state the relationary
attached page: To Brist Pork Trustee for the Estate of Clarence J. Marines
Vice President of Suntrust Barret Fire
SECTION 2: GENERAL INFORMATION
SECTION 2: GENERAL HIS OFFI
Check appropriate supervisor district: u Braddock u Lee u Mason (XMount Vernon u Springfield
Charle symmetries supervisor district u Braddock u Lee u Master
Creek this objection and a few many
7
Total number of percels nominated:
Total aggregate size of all nominated parcels (in across and square feet): 5, 130, 907 eq. ft. 117:79 scres
m in a stall preminented parcels (in acres and square lead): 3, 150, 20, 20, 20, 20, 20, 20, 20, 20, 20, 2
TOTAL SEGREGATE SIZE OF THE WINDS
Is the parametrica a Neighborhood Consonoaton I reputation
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THE THEORY ATION - Attach either the Specific information 146 for all the
SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at

the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS See Section IV, #4, of the Crizen's Guide for Instructions.

SEP. 19. 2005 5:46PM Blankingship and Keilh

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Current Comprehensive Plan text for nominated property: Use the Plan on the Web for your citation. It is the most up to date. Link: <a href="https://www.fairfax.county.gov/dpz/">www.fairfax.county.gov/dpz/</a> :
See Attachment A  Current Plan Map Designation! Industrial, private open space, private recreation, public park
Proposed Comprehensive Plan Designation:
See Attachment B

### Mixed Use

If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not

acceptable.	Percent of
Categories	Total FAR
Office	
Retail	
Public Facility, Gov & Institutional Private Recreation/Open Space	
Industrial	
Residential* TOTAL	100%
	morovimate

<sup>\*</sup> If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).

Residential Land Use Cate	gories
gories expressed in dwelling	Num U

Categories expressed in dwelling	Number of
	Units
1 - 2 du/ac (5-10 acre 100)	
25 dp/ac (2-5 acre lots)	
5-1 dn/ao (1-2 acre lots)	
1 – 2 du/ac	
2-3 du/ac	
3 – 4 du/ac	
4 5 du/ac	
5 - 8 du/ac	
8 - 12 dn/ac	
12 – 16 du/ac	
16-20 do/ac	
20 + du/ac**	
	7 20

\*\* If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.

## SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black link the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches. Maps in color will not be accepted.

Each nomination must conform with the Policy Plan and must meet at least one of the following SECTION 6: JUSTIFICATION guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

D There are oversights or laud use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between <u>July 1, 2005 - September 21, 2005</u> to: Fairlax County Plonning Commission Office Government Center Building, Suite 330 12000 Government Center Parkway Fairfax, Virginia 22035-5505

÷ ;

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MPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification latter and map will not be accepted. All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below. SPECIFIC INFORMATION TABLE

•					
Tax Map	Name of Property	Address of	Mailing Address of	نه	Signature of Owner or
Number	Owner	Parcei	Отупег	in Acres	Cerüffed Receipt Number
1-((8))4-66	SunTrust Bank, Trustee for		Trust Real Estate CDC 5602 2nd Floor	1.9896	
	`	nc	1445 New York Ave., N.W.	- 1 -	
20-4((8))-2	2	La page	11	3,4411	
99-4((8))	u A R	and the second	11	0.9686	
99-4((8))-4	11		11 21	5.7882	•
99-4((8))-5	п	i i	E E	5.9578	
108-1((12))6	t .	-	=	7.1211	
1. L(ZT))1-8bc	11 1	T *	11	92.5232	

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NO. 9435 P. 6 Exhibit A

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2003 Edition Springfield Planning District, Amended through 2–10-2003 I-95 Corridor Industrial Area AREA IV

Page 21

#### Land Unit E

This land unit is located between I-95 and the CSX Railroad tracks south and west of Backlick Road off Terminal Road. It is the site of a large fuel storage tank farm and a variety of industrial and warehouse uses. This land unit is planned for industrial uses up to .50 FAR. In order to retain existing businesses of an industrial nature and as an option, higher intensity industrial development up to .60 FAR may be appropriate for consideration to allow for minor additions to existing facilities if such development provides for public benefits commensurate with the request being considered, such as improvements to vehicular and pedestrian safety, traffic circulation, and/or the appearance of the area through landscaping and tree cover.

As an option to the baseline recommendation for Land Unit E, a multi-story saif-storage facility may be appropriate on Parcel 99-3((1))26 if the following conditions are met

- the overall intensity does not exceed .90 FAR;
- the access to the individual storage units is internalized within the building; and
- the appearance of the industrial area and along the Fairfax County Parkway is enhanced through building design and landscaping.

### Land Unit F

This land unit is located south of Backlick Road, west of Cinder Bed Road, and east of the CSX Railroad tracks and is planned for industrial uses up to .50 FAR. Current development includes low-rise buildings of the Gateway 95 Industrial Park. Infill development of flex-space type uses may be appropriate in this land unit in order to be compatible with existing uses. Additionally, building design should be of a compatible scale and appearance with existing development.

### Land Unit G

This land unit is located south of Backlick Road, west of Telegraph Road, and east of Cinder Bed Road. A portion is currently used as a top-soil processing site while another portion was formerly used as a landfill. The land unit also contains extensive EQC land. The area formerly used as a landfill is planned for future use as private recreation use. Development of industrial uses up to .35 FAR on the top soil processing site may be appropriate. However, sufficient documentation will need to be provided to verify that the top soil processing site is suitable and safe for building and an environmental study must be performed. If found not to be suitable and safe for building, or if environmental issues cannot be resolved, this site should be planned for private recreation use. Land should be dedicated for public park use adjacent to existing parkland along Accotink Creek.

### Land Unit H

This land unit is located north of Backlick Road, east of the CSX Railroad tracks, west of Cinder Bed Road, and south and west of the Fort Belvoir Military Railroad, and south of the Virginia Power easement. Current development includes a VDOT road maintenance compound, industrial, storage, warchouse, and retail uses. The area is planned for

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Attachment B

Proposed Comprehensive Plan Designation

AREA IV, Springfield Planning District, 1-95 Comidor Industrial Area

Land Unit G

This land unit is located south of Backlick Road, west of Telegraph Road, and east of Cinder Bed Road. A portion is currently used as a top-soil processing site while another portion was formerly used as a landfill. The land unit also contains extensive EQC land. The area formerly used as a landfill is planned for future use as private recreation use. Development of industrial or office uses up to .35 FAR on the top soil processing site may be appropriate. However, sufficient documentation will need to be provided to verify that the top soil processing site is suitable and safe for building and an environmental study must be performed. If found not to be suitable and safe for building, or if environmental issues cannot be resolved, this site should be planned for private recreation use. Land should be dedicated for public park use adjacent to existing parkland along Accotink Creek.

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### STATEMENT OF JUSTIFICATION

The Comprehensive Plan currently recommends that Land Unit G of the I-95 Corridor Industrial Area be used for private recreation use or industrial use up to 0.35 FAR. Each recommendation is still appropriate. However, in light of the changes now projected for this area as a whole, these recommendations should be broadened to include as another alternative commercial use up to a FAR of 0.35.

As a result of the Department of Defense's BRAC recommendations, it is estimated that in excess of 18,000 military personnel and civilian employee jobs may be created at or in the immediate vicinity of Fort Belvoir. This increase will result in increased demand for office use in the area. The subject property adjoins Fort Belvoir and is only a half a mile from Interstate 95. Office use of the property would be appropriate, and office use should therefore be included as a possible use for this site.

Adding office use as an alternative use for the site would be consistent with the Comprehensive Plan's goal of providing coordinated development for public and private uses and the objection of being cognizant of the role Fairfax County plays in regional growth and development.

